

171.0

0003

0007.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

871,000 / 871,000

871,000 / 871,000

871,000 / 871,000

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|--------------------------|
| 35 | | CLAREMONT AVE, ARLINGTON |

OWNERSHIP

Unit #:

| | |
|----------|-----------------------|
| Owner 1: | LEACH DIANE & MICHAEL |
| Owner 2: | |
| Owner 3: | |

Street 1: 35 CLAREMONT AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

| | |
|-----------|--------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry: |
| Postal: | |

NARRATIVE DESCRIPTION

This parcel contains 6,274 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Vinyl Exterior and 2437 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |
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| | | | | | | | | | | | | | | | | | |
|---------------------------------|------------------|--------------|-----|---------------------------|------------|---------|---------|-------------------------|-------------------|--------|--------------|------------------------------------|------|-------|------------|------------|--------------|
| EXTERIOR INFORMATION | | | | BATH FEATURES | | | | COMMENTS | | | | SKETCH | | | | | |
| Type: | 15 - Old Style | | | Full Bath: | 2 | Rating: | Average | FPL-NOT WORKING. | | | | | | | | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | | A Bath: | | Rating: | | | | | | | | | | | |
| (Liv) Units: | 1 | Total: | 1 | 3/4 Bath: | 1 | Rating: | Average | | | | | | | | | | |
| Foundation: | 3 - BrickorStone | | | A 3QBth: | | Rating: | | | | | | | | | | | |
| Frame: | 1 - Wood | | | 1/2 Bath: | 1 | Rating: | Good | | | | | | | | | | |
| Prime Wall: | 4 - Vinyl | | | A HBth: | | Rating: | | | | | | | | | | | |
| Sec Wall: | | % | | OthrFix: | | Rating: | | | | | | | | | | | |
| Roof Struct: | 1 - Gable | | | OTHER FEATURES | | | | | | | | | | | | | |
| Roof Cover: | 1 - Asphalt Shgl | | | Kits: | 1 | Rating: | Good | | | | | | | | | | |
| Color: | WHITE | | | A Kits: | | Rating: | | | | | | | | | | | |
| View / Desir: | | | | Fpl: | | Rating: | | | | | | | | | | | |
| GENERAL INFORMATION | | | | WSFlue: | | Rating: | | | | | | | | | | | |
| Grade: | C+ - Average (+) | | | CONDOS INFORMATION | | | | | | | | | | | | | |
| Year Blt: | 1910 | Eff Yr Blt: | | Location: | | | | | | | | | | | | | |
| Alt LUC: | | Alt %: | | Total Units: | | | | | | | | | | | | | |
| Jurisdict: | | Fact: | . | Floor: | | | | | | | | | | | | | |
| Const Mod: | | | | % Own: | | | | | | | | | | | | | |
| Lump Sum Adj: | | | | Name: | | | | | | | | | | | | | |
| INTERIOR INFORMATION | | | | DEPRECIATION | | | | | | | | REMODELING | | | | | |
| Avg Ht/FL: | STD | | | Phys Cond: | GD - Good | | 18.6% | No Unit | RMS | BRS | FL | RES BREAKDOWN | | | | | |
| Prim Int Wall: | 2 - Plaster | | | Functional: | | | | 1 | 9 | 5 | | | | | | | |
| Sec Int Wall: | | % | | Economic: | | | | | | | | | | | | | |
| Partition: | T - Typical | | | Special: | | | | | | | | | | | | | |
| Prim Floors: | 3 - Hardwood | | | Override: | | | | | | | | | | | | | |
| Sec Floors: | | % | | Total: | 18.6% | | | | | | | | | | | | |
| Bsmnt Flr: | 12 - Concrete | | | CALC SUMMARY | | | | | | | | COMPARABLE SALES | | | | | |
| Subfloor: | | | | Basic \$ / SQ: | 130.00 | | | Rate | Parcel ID | Typ | Date | Sale Price | | | | | |
| Bsmnt Gar: | 0 | | | Size Adj.: | 1.08085752 | | | | | | | | | | | | |
| Electric: | 3 - Typical | | | Const Adj.: | 0.99989998 | | | | | | | | | | | | |
| Insulation: | 2 - Typical | | | Adj \$ / SQ: | 140.497 | | | | | | | | | | | | |
| Int vs Ext: | S | | | Other Features: | 109355 | | | | | | | | | | | | |
| Heat Fuel: | 2 - Gas | | | Grade Factor: | 1.10 | | | | | | | | | | | | |
| Heat Type: | 1 - Forced H/Air | | | NBHD Inf: | 1.00000000 | | | | | | | | | | | | |
| # Heat Sys: | 1 | | | NBHD Mod: | | | | | | | | | | | | | |
| % Heated: | 100 | % AC: | 100 | LUC Factor: | 1.00 | | | | | | | | | | | | |
| Solar HW: | NO | Central Vac: | NO | Adj Total: | 546990 | | | | | | | | | | | | |
| % Com Wall: | | % Sprinkled: | | Depreciation: | 101740 | | | | Juris. Factor: | | Before Depr: | 154.55 | | | | | |
| | | | | Depreciated Total: | 445250 | | | | Special Features: | 0 | Val/Su Net: | 117.53 | | | | | |
| | | | | | | | | | Final Total: | 445200 | Val/Su SzAd: | 182.68 | | | | | |
| MOBILE HOME | | | | WtAv\$/SQ: | | AvRate: | | Ind.Val: | | | | | | | | | |
| Make: | | Model: | | | | | | | | | | | | | | | |
| SPEC FEATURES/YARD ITEMS | | | | Serial #: | | | Year: | | Color: | | | | | | | | |
| | | | | | | | | | | | | PARCEL ID 171.0-0003-0007.B | | | | | |
| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod JFact | Juris. Value |
| 2 | Frame Shed | D | Y | | 18X14 | A | AV | 2000 | | 0.00 | T | 15.2 | 101 | | | | |
| More: N | | | | Total Yard Items: | | | | Total Special Features: | | | | Total: | | | | | |